



**City of Trinity, North Carolina
Planning & Zoning Board Meeting
City Hall Annex, 6703 NC Hwy. 62, Trinity, NC
March 26, 2018 - 6:00 p.m.**

Regular Meeting Minutes

Members Present: Chair: Richard McNabb; **Board members:** Keith Aikens, Jennifer Dennis, and Hunter Hayworth.

Members Absent: Ambrose Rush. **Board Liaison:** Gene Byerly absent

Others Present: Planning and Zoning Director, Marc Allred; Mayor, Jesse Hill, City Manager, Debbie Hinson; City Clerk, Annette de Ruyter and other interested parties.

Call to Order

Chair McNabb called the meeting to order at 6:00 pm.

a) Pledge of Allegiance

Chair McNabb led the Pledge of Allegiance

b) Invocation

Chair McNabb gave the Invocation

c) Welcome Guests and Visitor

Chair McNabb opened the meeting at 6:00 pm and welcomed all visitors.

d) Approve and/or Amend Agenda

Chair McNabb called for a motion to approve or amend the Agenda, *a motion was made by Board member Hayworth to approve the Agenda as presented and seconded by Board member Dennis and approved unanimously with a vote of 4 ayes and 0 nays with Board member Rush absent.*

I. Approval of Minutes from February 26, 2018

a. Item 1. Approve the February 26, 2018 Regular Minutes

Chair McNabb called for a motion to amend or approve the minutes as presented. *A motion was made by Board member Dennis to approve the February minutes as presented, seconded by Board Chair McNabb and approved unanimously with a vote of 4 ayes and 0 nays with Board member Rush absent.*

II. Public Hearing

a. Item 2. Chuck Grubb Subdivision.

Planning and Zoning Director, Marc Allred discussed this parcel and stated this request meets all our Zoning Ordinance requirements. This is part of our Public Review process.

Mr. Allred discussed the following regarding this request:

- Everything will be private
- No stormwater device will be necessary.
- Sewer is reachable to two properties, lots 3 and 5 that will not perk.
- The subdivision will be a gated community.
- Streets will be private
- Trash service will be private.
- The subdivision will be wells as no public water is available.

Chair McNabb opened the Public Hearing at 6:27. He asked anyone speaking for or against to please come to come forward.

- **Marcia Reddick, 7125 Turnpike Road-** Ms. Reddick presented a list of concerns she has in reference to the subdivision.
- Will commercial development be allowed?
- Will zoning stay as it is or will it change?
- Where will entrances and exits be located?
- Will approval be required from owners from Colonial Country Club Estates to build entrance/ exit from Colonial Country Club Estates side?
- Will public water and sewer services be available or will owners drill wells for water and use septic systems?
- Will this development be an extension of Colonial Country Club Estates?
- Within each parcel, can a future builder build more than one house per parcel?
- What is the timeframe of completion of the development?

Mr. Allred responded to the questions provided to the Board by Ms. Reddick as follows:

- This property has been sold to Chuck Grubb and he plans on developing the property for his family.
- This will be a gated private community.
- There will be three entrance/ exit roads from the property. Colonial Circle will be the most used entrance and exit. However an entrance/ exit will be in Colonial Country Club as well as Collette Farm road.
- No approval from Colonial Country Club will be necessary for the entrances and exits.

- Most lots will have wells and septic systems.
- Mr. Grubb hopes to have all homes built within two years.

With no one speaking against, Chair McNabb closed the Public Hearing at 6:32 pm.

A motion was made by Board member Hayworth to recommend as presented, The motion was seconded by Board member Dennis and approved unanimously with a vote of 4 ayes and 0 nays with Board member Rush absent.

b. Item 3. Steeplegate Village Subdivision.

Marc Allred, Planning Director introduced Mr. Lyons and Mr. Creed and reviewed the following topics.

- This property is zoned RM with conditions (no apartments could be built on the site.)
- This will be a 102 lot subdivision.
- There will multiple entrances and exits to the subdivision.
- Single family homes on R-10 lots.
- Average square footage will be 2500-3000 with an approximate cost of \$300,000.
- There will be 15 different styles.

Chair McNabb opened the Public Hearing at 7:00 pm. He asked anyone speaking for or against to come forward.

Hearing none for or against, he closed the Public Hearing at 7:01 pm.

A motion was made by Board member Aikens to recommend the Steeplegate Village Subdivision as presented. The motion was seconded by Board Chair McNabb with a vote of 4 ayes and 0 nays with Board member Rush absent.

III. Business from Staff

a. Item 4. Code Enforcement Report & Permits Report

Planning and Zoning Director Allred shared with the Board 3 new home permits had been issued this month.

Mr. Allred also discussed the Stormwater Annual inspection that was performed on December 19, 2017 at Stone Gables.

IV. Comments from Staff

- City Haul dates May 3-5, 2018
- Council Meeting will be April 9, 2018

V. Comments from Board

- None

VI. Planning & Zoning Board Adjournment

Chair McNabb called for motion to adjourn the March 26, 2018 meeting. *A motion was made by Board member Hayworth to adjourn the meeting at 7:08 pm. The motion was seconded by Board member Aikens and approved with a vote of 4 ayes and 0 nays with Board member Rush absent.*